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Minutes of the
BOUNTIFUL CITY COUNCIL

April 25, 2017 – 6:00 p.m.

13 Present: Mayor Randy Lewis
14 Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
15 John Marc Knight, John Pitt
16 City Manager Gary Hill
17 City Attorney Clinton Drake
18 City Engineer Paul Rowland
19 City Planner Chad Wilkinson
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21 Department Directors/Staff:
22 Police Chief Tom Ross
23 Finance Director Tyson Beck
24 Parks Director Brock Hill
25 Power Director Allen Johnson
26 Streets Dept. Asst. Director Charles Benson
27 Recording Secretary Nikki Dandurand

28 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on
29 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the
30 following newspapers of general circulation: Davis County Clipper and Standard Examiner.
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Work Session – 6:00 p.m.
Planning Conference Room

43 Mayor Lewis welcomed those in attendance and called the session to order at 6:00 p.m. First
44 on the agenda was the Veteran’s Memorial discussion, which Mr. Brock Hill presented. Mr. Hill
45 recognized the members of the committee and what a privilege it was to work with them. The goal of
the committee was to recommend a location for the memorial. Several locations were looked at with
the following criteria in mind: compatibility with the surrounding area, suitability of the site,
visibility and access to all abilities. Issues within those included vandalism and maintenance of the
memorial and area. The committee recommends the memorial to be included in the downtown plaza
area. An important aspect the committee wanted to include was to provide a memorial to the living
as well as the dead and to have a natural feel to the area. The Council agreed.

Mr. Gary Hill reviewed the basic rules of order and best practices that were discussed in a
previous work session. The Council and staff reviewed the current Resolution and made suggestions
to: clarify wording to say “Bountiful residents”, limit the time per speaker (to be monitored by a new
timer for Council chambers) and to have a sign-in sheet on the podium. The Mayor suggested having
the Public Comment after the pledge/prayer, but it can be moved as needed.

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Regular Meeting – 6:58 p.m.
City Council Chambers

Mayor Lewis called the meeting to order at 6:58 p.m. and welcomed those in attendance.

1 Resident Carl Keyes led the Pledge of Allegiance; President Barry Gibbons, from the Bountiful
2 Heights LDS Stake gave a prayer.

3
4 Mayor Lewis recognized Rep. Tim Hawkes in the audience who was attending to support his
5 daughter who would be recognized later in the meeting.

6
7 **APPROVE MINUTES OF PREVIOUS MEETINGS:**

8 **a) CITY COUNCIL MEETING – APRIL 11, 2017**

9 **b) STREETS & SANITATION DEPARTMENT BUDGET MEETING – APRIL 20, 2017**

10 **c) PUBLIC SAFETY AND PUBLIC RELATIONS BUDGET MEETING – APRIL 17, 2017**

11 Mayor Lewis presented the minutes as printed. Councilman Higginson moved to approve
12 them as printed and Councilwoman Harris seconded the motion. Voting was unanimous with
13 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

14
15 **COUNCIL REPORTS**

16 Councilwoman Harris stated that they are currently interviewing applicants for the 2017-2018
17 school year for Bountiful City Youth Council. Councilman Pitt announced the art show currently
18 being displayed by local high school students at the BDAC. Councilwoman Holbrook reminded
19 everyone about the summer concerts in the park series and auditions for Bountiful’s Got Talent in
20 May. Councilman Higginson stated the Bountiful History museum is projected to open in July 2017.
21 Councilman Knight stated that he and Councilwoman Holbrook recently addressed a local group of
22 women about serving on the City Council and they invited them to be more engaged in the
23 community.

24
25 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID APRIL 3 & 10,**
26 **2017**

27 Mayor Lewis presented the expenditures and asked for a motion to approve. Councilwoman
28 Harris asked about the animal control expense and if it would be more consistent with the new
29 agreement. Mr. Gary Hill stated there will be small increases and costs will vary per city based
30 on call volume. Councilman Pitt moved to approve the weekly expenditures and Councilman
31 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
32 Holbrook, Knight and Pitt voting “aye”.

33
34 **RECOGNITION OF OUTSTANDING BOUNTIFUL AND VIEWMONT HIGH SCHOOL**
35 **STUDENTS – MAYOR RANDY LEWIS**

36 Mayor Lewis and the Council recognized students from Bountiful High School and
37 Viewmont High School in various sports and academic excellence. Mayor Lewis invited Principal
38 Wilkey from BHS to say a few comments as he will be moving to another school next year.

39
40 **PRESENTATION OF CAFR & GFOA AWARDS FOR OUTSTANDING ACCOUNTING**
41 **AND BUDGET PRACTICES – MR. KIM COLEMAN, UGFOA REPRESENTATIVE**

42 Mr. Kim Coleman explained the criteria for completing and earning these awards. He stated
43 that this is the 36th consecutive year the City has received the CAFR award, which makes Bountiful
44 City the 2nd longest recipient in the State. He stated that this is the City’s first time receiving the
45 budget award and that it is worthy of note that the City received the award the first time they applied.
46 He presented Mr. Tyson Beck with the CAFR award and Mr. Gary Hill with the GFOA award.

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2 **PRESENTATION TO THE BOUNTIFUL POLICE DEPARTMENT BY THE MARINE**
3 **CORPS LEAGUE**

4 Kent Servoss, a veteran from the Marine Corps League presented Chief Ross with a check in
5 the amount of \$300 for the D.A.R.E. program, earned from local fundraising efforts by the league.
6

7 **PUBLIC HEARING –**

8 a. **CONSIDER APPROVAL OF ORDINANCE 2017-04 ADOPTING CHAPTER 23 OF THE**
9 **BOUNTIFUL CITY LAND USE ORDINANCE CREATING THE O-S (OPEN SPACE)**
10 **ZONING DISTRICT AND CORRESPONDING REGULATIONS FOR DEVELOPMENT**
11 **WITHIN THE ZONE – MR. CHAD WILKINSON**

12 b. **CONSIDER APPROVAL OF ORDINANCE 2017-05 ADOPTING A ZONE MAP**
13 **AMENDMENT FROM R-F (RESIDENTIAL FOOTHILL) AND R-4 (SINGLE FAMILY**
14 **RESIDENTIAL 4 UNITS PER ACRE) TO O-S (OPEN SPACE) FOR THREE**
15 **PROPERTIES TOTALLING ± 80 ACRES AT APPROXIMATELY 1300 NORTH 900**
16 **EAST AND 1350 SKYLINE DRIVE, BOUNTIFUL CITY, APPLICANT – MR. CHAD**
17 **WILKINSON**

18 Mr. Wilkinson reviewed with the Council that in late 2015, the Council considered a request
19 for a letter of support for a potential land swap between the U.S. Forest Service and a private land
20 owner. The property under consideration included approximately 72 acres of Forest Service property
21 within the Bountiful City limits adjacent to the northern boundary of the City (the original land-swap
22 proposal included additional property outside the City limits that is not part of the current
23 Zone Map Amendment). After considering public comment on the proposal, the Council determined
24 they would not support the proposed land swap and directed staff to begin the process of creating a
25 new Open Space zoning designation. The current proposal includes: 1) the adoption of an Open
26 Space zone designation along with development standards and permitted uses, and 2) an amendment
27 to the zoning map to change ± 80 acres from R-4 and R-F zoning to the new O-S designation. Mr.
28 Wilkinson also addressed two main questions from citizens. The first question was why some
29 citizens received two public notices. He explained that one notice was required by State code while
30 the second was required per the city code; the two notices are required to notify them of any zoning
31 changes, public hearings, etc. The second question was if the new designation will prevent building
32 on the areas currently zoned as residential. Mr. Wilkinson answered that this area will be rezoned as
33 open space to protect the area and building will not be permitted. Councilman Knight asked if there
34 are permitted uses for off road vehicles. Mr. Wilkinson replied that it is not addressed in this
35 ordinance. Councilman Higginson stated the Planning Commission hopes that with this zone change,
36 there will be an incentive to connect some of the local trails to the downtown area.
37

38 ***PUBLIC HEARING – OPEN: 8:00 p.m.***

39
40 -Mr. Earl Thomas – wished to thank the City Council for keeping their word and preserving
41 the area

42 -Mr. Randall Edwards – 1519 N East Hills Dr. – agreed with Mr. Thomas
43

44 ***CLOSED: 8:03 p.m.***

45
46 Councilman Higginson made a motion approve Ordinance 2017-04, Councilman Pitt
47 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,

1 Knight and Pitt voting “aye”. Councilman Higginson made a motion approve Ordinance 2017-05,
2 Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris,
3 Higginson, Holbrook, Knight and Pitt voting “aye”.

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5 **CONSIDER APPROVAL OF A BID FROM POST ASPHALT FOR AN ASPHALT**
6 **OVERLAY CONTRACT IN THE AMOUNT OF \$304,140 – MR. LLOYD CHENEY**

7 Mr. Paul Rowland stated that funding for this work has been included in the Street
8 Department’s Capital Class “C” Budget for FY 2017-2018. This expense will be funded by the new
9 Prop. 1 Transportation tax. The agreement for this project also includes a provision to extend the
10 contract for an additional two years. A bid opening was held on April 11, 2017, and proposals were
11 received from seven companies. The lowest price was proposed by Post Asphalt (Ogden). It is
12 recommended that the bid of Post Asphalt be accepted at the unit prices noted in the bid tabulation.
13 Councilman Higginson made a motion to approve the bid, Councilwoman Holbrook seconded the
14 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
15 voting “aye”.

16
17 **CONSIDER PRELIMINARY PUD PLAT AND SITE PLAN APPROVAL FOR A FIVE UNIT**
18 **TOWNHOME STYLE MULTIFAMILY DEVELOPMENT, LOCATED AT 958 NORTH 200**
19 **WEST, ROBERT GIBSON, APPLICANT – MR. PAUL ROWLAND**

20 Mr. Rowland stated that the applicant, Robert Gibson, is requesting preliminary approval for a
21 five unit townhome style multi-family condominium (PUD) development. The development parcel is
22 mostly vacant with an existing single family home located on the southwest corner of the property
23 which is proposed to be removed as a part of the development. Access to the project will be via a
24 single driveway on 1000 North. Some of the units will have a two car garage and some will have a
25 three car garage. Staff and the Planning Commission recommend approval of the request for
26 preliminary approval with the conditions listed. Councilman Higginson made a motion to
27 approve the preliminary plans and Councilman Knight seconded the motion. Voting was unanimous
28 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

29
30 **CONSIDER APPROVAL OF A BID FROM CODALE ELECTRIC FOR THE PURCHASE**
31 **OF AN S & C SWITCHGEAR IN THE AMOUNT OF \$29,524 – MR. ALLEN JOHNSON**

32 Mr. Johnson stated that two existing underground switchgears need replacing due to rusting
33 and are no longer suitable to leave on the system. This replacement of the switchgear is part of a
34 budgeted upgrade and the switchgears will be purchased and placed into inventory until it is installed
35 on the system. Power Commission and staff recommend the low bid. Councilwoman Holbrook
36 made a motion to approve the low bid from Codale Electric, Councilman Higginson seconded the
37 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
38 voting “aye”.

39
40 **CONSIDER APPROVAL OF A BID FROM M.C. GREEN & SONS, INC. FOR THE NORTH**
41 **PARKING LOT CONSTRUCTION PROJECT FOR A TOTAL OF \$267,159 – MR. ALLEN**
42 **JOHNSON**

43 Mr. Johnson informed the Council that the parking lot north of the Power Building has many
44 issues including large puddles, draining problems and employees are using adjacent parking for their
45 vehicles as a result. Councilwoman Harris asked if the bid process had enough time for the vendors
46 to submit their proposals since only one bid was received. Councilman Higginson responded that a

1 lot of contractors are extremely busy now, where in years past they were all searching for work. Mr.
2 Johnson also stated that this project is somewhat specialized, so this company has experience in this
3 repair. Councilwoman Holbrook made a motion to approve the low bid from M.C. Green & Sons,
4 Inc. and Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons
5 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
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7 Mr. Gary Hill announced that the Power and Water Departments will make their budget
8 presentations at the next City Council meeting.
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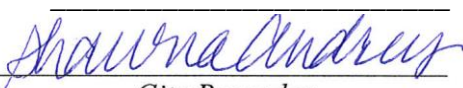
10 **CONSIDER APPROVAL OF RESOLUTION 2017-05 AMENDING THE BOUNTIFUL CITY**
11 **COUNCIL RULES OF ORDER AND PROCEDURE – MR. GARY HILL**

12 Mr. Gary Hill presented Resolution 2017-05 for the Council’s approval, with the
13 recommended changes discussed in the work session. Councilwoman Harris made a motion to
14 approve Resolution 2017-05 and Councilwoman Holbrook seconded the motion. Voting was
15 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
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17 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
18 Higginson made a motion to adjourn the meeting and Councilwoman Harris seconded the motion.
19 The regular session of the City Council was adjourned at 8:20 p.m.
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21



Mayor



City Recorder